



ORDINANCE NO. 1413

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A NON-DRIVE IN RESTAURANT WITHOUT OUTSIDE SALES WINDOW IN A PD-22 (LI) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the state law with reference to granting of changes of zoning under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said changes of zoning should be granted, as set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending

the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for a non-drive in restaurant without outside sales window in the PD-22 (LI) zoning district.

SECTION 2. That the non-drive in restaurant without outside sales window shall be located within the property designated as and more specifically located as follows:

One restaurant to be located at 1901 Royal Lane, Suite #105 in the PD-22 (LI) zoning district.

SECTION 3. That the restaurant shall be operated in accordance with the information shown on Exhibit "A".

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a non-drive in restaurant without outside sales window in the PD-22 (LI) zoning district.

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

SECTION 7. Injunctive Relief. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

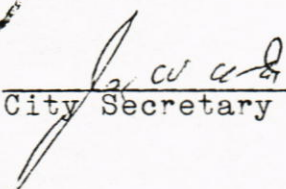
SECTION 8. Whereas, it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permits its proper development, and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage, and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 6th day of December, 1982.

APPROVED:


Mayor

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney

Le Cafe - Royal Lakes

Conditions of Operation
Exhibit "A"

Salad Bar: Fresh chopped lettuce wih a choice of toppings including alfalfa sprouts, cucumbers, carrots, mushrooms, eggs, bacon bits, crutons, etc.

Dressings: Thousand Island, Creamy Italian, Blue Cheese, LO-Cal Italian.

Soups: Served by the bowl or cup, with a roll and butter.

Mushroom Barley
Chunky Potatoe
Corn Chowder
Broccoli Cheese

Chicken Noodle
Hearty Vegetable
Turkey Noodle

Quiche: Served by the slice (approximately 1/6th of a 9" pie).

Broccoli & Cheese
Spinach (Florentine)
Lorraine

Mushroom
California Artichoke

Specials: An additional special item will be available 3 to 5 times per week.

Texas Chili
Lasagna
Homemade Pizza

Speciality Sandwiches
Pasta Salads

Sandwiches: Served by half or whole on a choice of White, Cracked whole wheat or Homemade sour dough bread.

Tuna salad
Chicken salad
Avacado-jack cheese

Tuna melt
American cheese

Desserts and Snacks:

Frozen yogurt & toppings
Fudgy brownies
Chocolate chip cookies
Chocolate swirl cheesecake
Coffee cakes

Double Chocolate cheesecake
Blueberry Swirl cheesecake
Strawberry Swirl cheesecake
Other special items

Other items:

Canned cold drinks
Hert tea
Perrier water

Assorted chips
Hot coffee

To: Planning and Zoning Commission
From: Renee Jolly & Dawn Hicks - Le Cafe Enterprises Representatives
Date November 7, 1982
Re: Issuance of a Specific Use Permit

The following is a summary of essential information regarding issuance of a Specific Use Permit for a non drive-in restaurant without an outside sales window at 1901 Royal Lane in the PD-22 (LI) zoning district.

Weekly Operations Schedule:

Monday thru Friday

9:00 A.M. to 5:00 P.M.

Number of Employees:

Four (1-Cook, 1-Assistant to cook, 2-Sales and service)

See "Note:" at end of proposal.

Menu:

See Exhibit A attached.

Proposed Floor Plan:

See Exhibit B attached.

Parking Facilities:

Common parking is available for the building totaling 115 spaces.

Square Footage:

2046 square feet (approximately 1146 square feet for service area and public restrooms and 900 square feet of kitchen space).

Note: This facility location will serve as our main kitchen. All food prepared for our subsequent office sandwich shops will occur here. Required employees will increase proportionately with this growth.

Our next location is planned for July, 1983 in Las Colinas.